

ROBERT C. LEPOME

ATTORNEY AT LAW

THE PHOENIX BUILDING SUITE 1100B

330 SOUTH THIRD STREET

LAS VEGAS, NEVADA 89101

TELEPHONE (702) 385-5509

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www.robertlepome.com

June 30, 2006

Lenard E. Schwartz
Jeanette E McPherson
2850 South Jones Blvd, Suite 1
Las Vegas, NV 89146

Request for copy of certain Hilco appraisals
concerning USA Mortgage Direct Lenders

Dear Lenard and Jeanette,

As you know I represent Dr. Alexander and other clients identified pursuant to rule 2019 as detailed in Court Docket #650. I have requested the appraised value from Gordon and Silver who represents the Official Committee of Holders of Executory Contract Rights of USA Commercial Mortgage Company. A copy of that letter is enclosed. No response.

It may be that Gordon and Silver has not responded either because they do not have the figures or because they have yet to execute a Confidentiality Agreement as required by Order of the court entered on June 27, 2006 as Document # 803. Hopefully this letter will suffice as a confidentiality agreement between the undersigned and the Debtor.

As you may know, I am a retired Lt. Col. USAFR and held a security clearance in excess of Confidential for more than 24 years (and still hold it in the event that I am recalled).

If you will be so kind as to insert the appraised values in the space provided on the attached list and deliver it to me personally by courier, I shall divulge the information to no one without the written consent of yourself or the court which may approve any such request in chambers. The document which I receive will be handled in accordance with a U.S. National Security rating of "Confidential". My clients will not have a "need to know" the numbers, but I need to know in order to properly advise them.

Very truly yours,



Robert C. LePome

EXHIBIT "A"

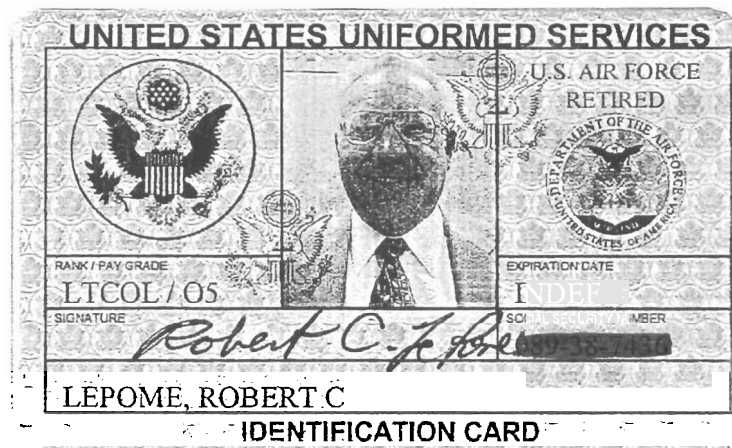


EXHIBIT "A"

Loan Name	Loan Balance	Summary Appraisal
60 th Street Venture, LLC	3,700,000	
6425 Gess, LTD	26,500,000	
Amesbury/Hatters Point	18,672,455	
Ashby Financial \$7,200,000	7,200,000	
BarUSA/\$15,300,000	15,300,000	
Bay Pompano Beach, LLC	15,394,550	
Beau Rivage Homes/\$8,000,000		
Brookmere/Matteson \$27,050,000	5,904,394	
Bundy Canyon \$2,500,000	2,300,000	
Cabernet Highlands, LLC	3,000,000	
Castaic Partners II, LLC	5,600,000	
Charlevoix Homes, LLC	3,400,000	
Comman Toltec 160, LLC	6,375,000	
Del Valle - Livingston	19,250,000	
Del Valle - Isleton		
Eagle Meadows Development	31,050,000	
Elizabeth May Real Estate, LLC	10,050,000	
Fiesta Murrieta	6,500,000	
Fiesta USA/Stoneridge	10,000,000	
Foxhill 216, LLC	25,980,000	
Gateway Stone	13,185,000	
Glendale Tower Partners, L.P.	6,500,000	
Gramercy Court Condos	34,884,500	
Harbor Georgetown, LLC	8,800,000	
Hasely Canyon	11,700,000	

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HFA - Rivera Homes for America Holdings, LLC		
HFA - Clear Lake LLC	16,050,000	
HFA - North Yonkers		
HFA - Rivera 2nd		
HFA - Windham	5,550,000	
Huntsville	10,475,000	
I-40 Gateway West, LLC	4,530,000	
J. Jireh's Corporation	8,825,000	
La Hacienda Estate, LLC	6,255,000	
Lake Helen Partners	3,129,499	
Lerin Hills, LTD	10,350,000	
Margarita Annex	12,000,000	
Marlton Square	30,000,000	
Maquis Hotel	13,500,000	
Mountain House Business Park	16,800,000	
Oak Shores II	12,150,000	
Ocean Atlantic	2,700,000	
Palm Harbor One, LLC	28,480,000	
Placer Vineyards	31,500,000	
Placer Vineyards 2nd	6,500,000	
Preserve at Galleria, LLC	4,356,000	
Rio Rancho Executive Plaza, LLC	2,250,000	
Roam Development Group L.P.	26,251,945	
Shamrock Tower, LP	10,500,000	
SVRB \$4,500,000	1,424,081	
Tapia Ranch	22,000,000	

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Universal Hawaii <i>2007 5/17</i>	TBD	
Wasco Investments	6,450,000	

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June 26, 2006

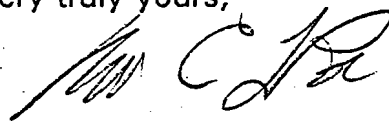
Gregory E. Garman, Esq.
3960 Howard Hughes Pkwy., 9th Floor
Las Vegas, NV 89109

Re: Summary Appraisals

Dear Mr. Garman:

We represent clients as outlined in our rule 2019 disclosure filed as documents #650. Our clients own fractional interests in the enclosed 52 properties. Please forward a copy of the summary appraisal, or at least fill in the amounts on the chart enclosed. Thank you for your early response.

Very truly yours,



Robert C. LePome, Esq.

RCL/tr

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